



TERRE HAUTE
ACHIEVE ABOVE

Area Planning Department For Vigo County

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DATE: September 3, 2020

REPORT TO THE CITY COUNCIL ON ZONING MAP AMENDMENT

THE VIGO COUNTY AREA PLAN COMMISSION HEREBY GIVES CERTIFICATION TO
SPECIAL ORDINANCE NUMBER 11-20

CERTIFICATION DATE: September 2, 2020

TO: The Honorable Common Council of the City of Terre Haute

Dear Members,

The Vigo County Area Plan Commission offers you the following report and certification on Special Ordinance No. 11-20. This Ordinance is a rezoning of the property located at 4701 Margaret Avenue. The Petitioner, Gerald Wayne Collins Enterprises, LLC, petitions the Plan Commission to rezone said real estate from zoning classification O-1 to C-2, Community Commerce District for offices/autism clinical services.

The Ordinance was published in the Tribune-Star Newspaper in accordance with IC 5-3-1 and Division XIII of the Comprehensive Zoning Ordinance. Further, this ordinance was posted by the City Building Inspection Department in accordance with IC 36-7-4-604(c).

The Area Plan Commission considered Special Ordinance No. 11-20 at a public meeting and hearing held Wednesday, September 2, 2020. Remonstrators were not present. At this meeting, a quorum was present throughout the meeting pursuant to IC 36-7-4-301, and the Area Plan Commission took official action on Special Ordinance No. 11-20 as required by IC 36-7-4-302. The Area Plan Commission of Vigo County now hereby attaches certification to Special Ordinance No. 11-20 as required by IC 36-7-4-401(a)(7) and IC 36-7-4-605(c).

Therefore, Area Plan Commission's certified recommendation on Special Ordinance No. 11-20 was FAVORABLE WITH THE FOLLOWING CONDITIONS: 1) approval of a site plan by City Engineering.



A handwritten signature in black ink.
Fred L. Wilson, President

A handwritten signature in black ink.
Jared Bayler, Executive Director

Received this 3rd day of September, 2020

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APPLICATION INFORMATION

Property Owner: Gerald Wayne Collins Enterprises, LLC

Representative: Louis Britton

Proposed Use: Offices-autism clinical services

Proposed Zoning: C-2, Community Commerce District

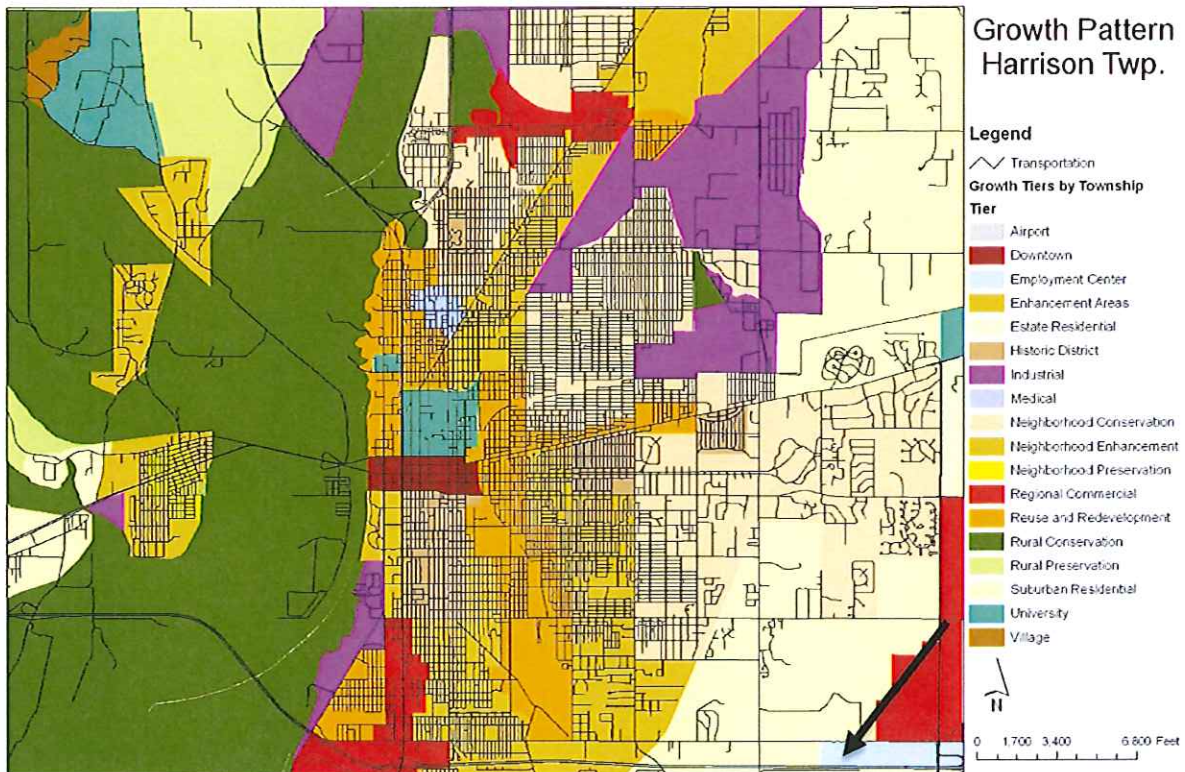
Current Zoning: O-1, Agricultural District

Location: The property is immediately east of 4675 E. Margaret Drive

Parcel #: 84-10-06-100-009.000-023

COMPREHENSIVE PLAN GUIDANCE

Service Area: The City of Terre Haute/Terre Haute Riley



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Employment Centers

These areas are to be developed as high intensity, mixed-use, planned corporate business parks. Employment Centers may include a wide diversity of use activities including research and development, office buildings, corporate headquarters or corporate “campus” facilities, office/distribution facilities – so called “flex space” and institutional uses. In addition to these primary uses, complementary, secondary or ancillary activities should be encouraged on a limited basis. These may include day care centers. Business support services like print services or computer service bureaus, and limited retail commercial activities such as restaurants, designed to use by employees and open space recreational amenities. Employment Centers should be developed under a master development plan which provide landscape, lighting, architectural controls, internal vehicular and pedestrian circulation plans, controlled access parking and loading facilities, common area lighting and standardized signage. Additionally, these areas should offer the protection of performance standards with respect to noise, vibration and environmental quality

Available Services: Area is well served by utilities.

Street Access: E. Margaret Drive

ZONING COMPATIBILITY

Sur. Zones and Uses: **North** – O-1, M-1
 East – O-1, M-2
 South – 1-70 Corridor
 West – C-3, C-2

ZONING REGULATIONS

C-2 Purpose: The Community Commerce Zone is designed for the residents of the nearby community consisting of more than one (1) of the neighborhoods in that section of the city, so as to permit a wider variety of both business uses and services. It is designed not for an abutting neighborhood, but for a relatively larger consumer population for both daily and occasional shopping. The development is characterized by a lack of “comparison shopping” and is limited to providing only one (1) store for each type of business.

C-2 Uses: Amusement establishments, bowling alleys, pool halls, swimming pools, dance halls, and skating rinks, Any use permitted in the C-1 Zone except as otherwise provided in this Chapter, Antique shops, Art galleries, but not including auction rooms, Banks and financial institutions, Bicycle sales, rental, and repair stores, Blue-printing and photostatting

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establishments, Books and stationery stores, Camera and photographic supply stores, Candy and ice cream stores, Leather goods and luggage stores, Loan offices, Locksmith shops, Medical and dental clinics, Meeting halls, Millinery shops, Municipal or privately-owned recreation buildings or community-center, Musical instrument sales and repair, Newspaper distributors for home delivery and retail sale, Office supply stores, Offices, business and professional, Optometrists, Paint and wallpaper stores, Restaurants. Liquor may be served if incidental to the serving of food as the principal activity. (Gen. Ord. No. 2, 2007, As Amended, 2-8-07), Live entertainment. (Gen. Ord. No. 2, 2007, As Amended, 2-8-07)

C-2 Standards: Minimum Lot Size: 3,300 Sq. Ft.

FINDINGS and RECOMMENDATION

Staff Findings: The petitioner has requested rezoning to allow for offices/autism clinical services.

Once again we see commercial development pushing west along E. Margaret Dr. This area is identified by the comprehensive plan as an employment center. As such any proposed project that will create employment should be supported.

The site plan appears to meet code however review of a detailed plan must be approved by City Engineering.

Recommendation: Favorable recommendation with the following conditions:

1. Approval of a site plan by City Engineering if necessary.